

**TO MAKE AN APPOINTMENT**

Please call our Team Lorraine Mulligan, REMAX Results. Please do not call our Senior Negotiators as they do not control the diaries our Administration Team do. TEL: (01) 627 2770/ (01) 628 3660

**TO MAKE AN OFFER FOLLOW THESE 8 SIMPLE STEPS**

Please note that we pride ourselves in the best of customer care and complete transparency and we are delighted to introduce you to our online, 24 hours a day, 7 days a week, transparent bidding platform. It's very simple to log your bid on any of our properties. Please follow these 8 simple steps.

- Step 1. Log onto [www.homebidding.com](http://www.homebidding.com)
- Step 2. Click onto the property you are interested in.
- Step 3. Log in to view bids.
- Step 4: Register your interest and fill out the online form. Make sure that you click on 'Team Lorraine Mulligan, Celbridge' underneath the 'Property Selling Agent' dropdown.
- Step 5: In order to register your bid, we will need to see your Approval in Principle from your bank or evidence of funding if you are a cash buyer. Please send your proof of funds to [office@teamlorraine.ie](mailto:office@teamlorraine.ie) and we will enable you to bid.
- Step 6: Place your bid.
- Step 7: You will be kept informed of any other bids that go on the property via email.
- Step 8: We will let you know via email if your bid is accepted.

Please note that Team Lorraine Mulligan are passionate about customer service and pride ourselves on complete honesty and transparency with all our business dealings. Please note in accordance with Revenue and GDPR Compliance, we are required to retain all files for 7 years, these will be stored in a secure area.

**I WOULD LIKE TO BE KEPT INFORMED ON OTHER SIMILAR TYPE OF PROPERTIES THAT MAY BE LISTED WITH TEAM LORRAINE MULLIGAN OF REMAX RESULTS WHAT DO I DO?**

Please email specifically your details to [office@teamlorraine.ie](mailto:office@teamlorraine.ie). Please state your name, mobile and what type of property you are looking for, your preferred areas e.g. Lucan, Maynooth, Celbridge etc and the approximate budget you are trying to work within. We will then send you properties that are relevant to your requirements with a PowerPoint presentation of the photography and the description. If you are not receiving emails please let us know in case your details have not been loaded correctly. Please note that all our properties are listed on REMAX.ie, [teamlorraine.ie](http://teamlorraine.ie), [myhome.ie](http://myhome.ie) and [daft.ie](http://daft.ie).

*ALL OF THE ENCLOSED PARTICULARS ARE ISSUED BY LORRAINE MULLIGAN LTD. T/A TEAM LORRAINE MULLIGAN ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH THEM. EVERY CARE IS TAKEN IN PREPARING PARTICULARS WHICH ARE ISSUED FOR GUIDANCE ONLY, AND THE FIRM DO NOT HOLD THEMSELVES RESPONSIBLE FOR ANY INACCURACIES.*

For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770

**EMAIL: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)**

**PRSA ID: 002196**

**Office: 01 627 2770/ 01 628 3660**

**Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499**

**Team Lorraine Mulligan  
 AWARD CATEGORIES**

**NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007  
 NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007**

**66 Celbridge Abbey, Celbridge, Co. Kildare. W23 C525.**



Team Lorraine Mulligan of RE/MAX Results — proud members of the Circle of Legends and an award-winning auctioneering team for over 23 years — are delighted to bring this exceptional family home to the market. Nestled within the tranquil, mature surroundings of Celbridge Abbey, one of the area's most cherished and exclusive residential addresses, No. 66 is a home that simply must be seen to be fully appreciated.

**Offers in Excess of €519,950**



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Email: [office@teamlorraine.ie](mailto:office@teamlorraine.ie)  
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RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy  
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## DOWNSTAIRS ACCOMMODATION

ENTRANCE PORCH: 2.02m x 0.50m  
Tiled flooring.

KITCHEN: 6.26m x 2.70m  
Light fitting, coving, blind, fitted kitchen, `Retro` tiled splashback area, stainless steel sink, shelving, electric oven, four plate electric hob, wooden floor, back door leading to rear garden.

SITTING ROOM/LIVING ROOM: 9.11m x 2.78m  
Coving, centre rose, light fitting, blinds, feature mahogany fireplace with tiled insert, wood-burning stove, wooden flooring sliding patio door leading to the large sunny garden area.

HALLWAY: 5.41m x 1.77m  
Coving, centre rose, light fitting, curtains fuse box, under-stairs storage, wooden flooring in hallway, carpet on stairwell.

GUEST W.C.: 1.50m x 0.72m  
Light fitting, extractor fan, wall and floor tiling, W.C., W.H.B.

## UPSTAIRS ACCOMMODATION

LANDING:  
Light fitting, attic access, pull down ladder to the attic, hot press with immersion, carpet.

BEDROOM 1: 4.00m x 3.40m  
Light fitting, blinds, fitted wardrobes, vanity unit, wooden floor.

ENSUITE: 2.10m x 1.35m  
Light fitting, shaving light and socket, W.C., W.H.B., with a vanity unit, shower, glass shower door, wall tiling, wooden floor.

BEDROOM 2: 3.71m x 2.40m  
Light fitting, blackout blind, curtains, fitted wardrobes, wooden floor.

BEDROOM 3: 3.15m x 2.52m  
Light fitting, blackout blind, wooden floor.

BEDROOM 4: 2.53m x 2.17m  
Light fitting, blinds, fitted wardrobes, wooden floor.

MAIN BATHROOM: 2.10m x 1.78m  
Light fitting, shaving light and socket, W.C., W. H. B., `Triton T90SR` electric shower over bath, wall tiles, wooden floor.



## FEATURES INTERNAL

All kitchen appliances included as listed  
All blinds, and light fittings included  
All curtains included in sale expect two front bedrooms  
Wood-burning stove in sitting room  
Wooden flooring throughout most of the property  
Spacious and well-proportioned accommodation  
Fitted wardrobes in all bedrooms  
Ensuite in master bedroom  
Guest W.C. on ground floor  
Ideal family home layout

## FEATURES EXTERNAL

Mature and well-established residential development  
Private rear garden with extension possibility subject to the relevant planning permission  
Back garden can facilitate a block or wooden build shed for a home office, hobby room, games room or gym subject of course to the relevant planning permission  
Excellent neighbours  
Off-street parking  
Quiet and family-friendly area  
Minutes walking distance from the delightful village of Celbridge  
Property not overlooked front or back  
Property is in a quiet cul de sac

SQUARE FOOTAGE: C. 110 sqm /C. 1,184 sqft

HOW OLD IS THE PROPERTY: 32 years 1994

BACK GARDEN ORIENTATION: South facing overlooking fields giving a sense of country living but yet so conveniently close to everything.

BER RATING: C2 - 193.76 kWh/m<sup>2</sup>/yr

BER NUMBER: 119189009

SERVICES: Mains water, mains sewerage.

HEATING SYSTEM: Oil fired central heating.

## DISCLAIMER

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014,  
2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine  
Mulligan invites you to view this Stunning home.

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

